Peter Kehoe Chair Marion Field Vice Chair



Walter Vandeloo, P.E. Executive Secretary Phone (518) 270-4604 Fax (518) 270-4642

Notice is hereby given that the Planning Commission of the City of Troy, New York will conduct a public hearing on **Thursday**, **June 10th**, **2004 at 7:00 P.M**. in the Second Floor Council Chambers of City Hall in order to hear and decide on proposals for development as follows:

Consent Agenda

The consent agenda is intended to be a review for projects where the applicant has received the staff report, read the stipulations proposed by Planning Commission and technical review staff and fully agrees to incorporate all the comments from the staff report into the final drawings for their proposal. Projects where the applicant wishes to discuss the different stipulations or the Commissioners wish to discuss additional aspects of the project will be assigned to the "Full Review" portion of the meeting.

PC2004-0025s SEQRA & Site Plan Review of a proposal to create an off street parking lot for use by the residential building two doors west. Project location is 1 Brunswick Rd, across from Stewart's. Applicant is Sean Moore, 577 Congress St. Troy, NY 12180.

PC2004-0038s SEQRA & Site Plan Review of a proposal to construct an entryway addition at the existing Minnasale's Restaurant. Project location is 1 14th Street, at Congress. Applicant is Theodore Minnasale, 1 14th St, Troy, NY 12180.

PC2004-0041s SEQRA & Site Plan Review of a proposal to establish a dog grooming business on the first floor of a two story residence. Project location is 684 First Ave, between 118th and 119th Sts. Applicant is Marion Thornton 684 1st Ave, Troy, NY 12180.

PC2004-0046s SEQRA & Site Plan Review of a proposal to occupy the former White Knights Limousine building with a boiler sales company. Project location is 2790 Sixth Ave, south of Middleburgh. Applicant is Trojan Energy Systems, 2790 7th Ave, Troy, NY 12180.

PC2004-0047h SEQRA, Site Plan, and Historic District Advisory Review of a proposal to occupy a vacant commercial space with a café with more than 19 seats in the Cannon Building. Project location is 5 Broadway at 2nd in the local historic District. Applicant is Horowitz Management Group, 200 Broadway, Troy, NY 12180.

FULL REVIEW OLD BUSINESS

PC2004-003s SEQRA & Site Plan Review of a proposal to build an independently owned 5-bay car wash on a vacant parcel of land. Project location is 2nd avenue at 126th street. Applicant is Thomas Reiter, 19 Woodview Road, Troy, NY 12182.

PC2004-024s SEQRA & Site Plan Review of a proposal to construct a 40' by 24' garage for storage of parade floats in an existing parking lot. Project location is 785-789 Second Avenue at 122nd St. Applicant is Veterans of Lansingburgh, 777 1st Ave, Troy, NY 12182.

FULL REVIEW NEW BUSINESS

PC2004-0044s SEQRA Subdivision, & Site Plan Review of a proposal to create a 48 space off street parking lot for St Mary's Hospital. Project location is rear of daughters of St Vincent de Paul off of Sausse Ave, between 15th and Oakwood Ave. Applicant is Seton Health System, 1300 Massachusetts Ave, Troy, NY 12180.

PC2004-0048s SEQRA & Site Plan Review of a proposal to locate a flower shop and tea/coffee sales in a vacant building at Columbus Circle. Project location is 2217 5th Ave, north of King. Applicant is Jerry Ellis 7 Broadway, c/o Devane Realty, Troy, NY 12180.

DEFERRED

PC2002-086 SEQRA and Site Plan Review of a proposal to construct a residential condominium Community consisting of approximately 188 units, (Two-story 4-unit condominium), a community club house, and a boulevard bridge over Wynants Kill to connect the community complex to the City Right-of-Way. Project location is West of Wynantskill Way, Troy, NY 12180. Applicant is Gordon Development, c/o Chazen Engineering & Land Surveying Co., 20 Gurley Avenue, Troy, New York 12182.

PC2004-016s Preliminary Site Plan Review of a proposal to utilize a vacant parcel of land for storage and barge transportation of various materials such as sand, silt, and gravel. Project location is East Industrial Park Way, between the Rensselaer County Jail and New Penn. Applicant is ACC-RJV, LLC 315 Partition St. Rensselaer, NY 12144.

PC2004-031s Conceptual Site Plan Review of a proposal to construct a condominium community (Post Creek) of 28 two-family buildings between Brunswick Road and the Poestenkill. Project location is 78 Brunswick Rd, across from St. Mary's Cemetery. Applicant is Provident Development Group, 3 Tallowwood Drive, Clifton Park, NY 12065.

PC2004-037s Conceptual Site Plan Review of a proposal to construct a new commercial building at the corner of 5th Avenue and Jay Street for relocation of The Sign Studio, currently at Ingalls and 6th. Project location is 2537 5th Ave. Applicant is The Sign Studio, 3001 6th Ave, Troy, NY 12180.

PC2004-027s Preliminary Site Plan Review of a proposal to construct four residential apartment buildings with 12 dwelling units per building. Project location is Project Street, Troy, New York 12182. Applicant is Michael Casale P.O. Box 404 Wynantskill, New York 12198.

Should unforeseen events occur, any of the proposals noted herein may not be reviewed at said hearing. Any proposals previously tabled by the Commission may be reviewed at this hearing without benefit of public notice. Any other proposals reviewed by the Commission at this hearing will receive publication in this newspaper at least seven days prior to the hearing date.

Auxiliary aids and services are available for individuals or groups with disabilities. Please provide one-week advance notice for such service. For information contact the Troy Planning Department at 270-4619. Any person having interest in the above matters will be heard at said time and place.

Planning Commission of the City of Troy, New York

Peter Kehoe, Chair Walter VanDeLoo, Executive Secretary